



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Conservation Commission

#### Approved Minutes

May 28, 2020

7:30 pm @ Community Development Department

#### Attendance (via Zoom):

Chairman Dave Curto- present

Vice Chair James Finn- present (joined the meeting at 7:45pm)

Pam Skinner- excused

Lisa Ferrisi- present

Wayne Morris- present

Kara Feldberg, alternate- present (seated for Ms. Skinner after Vice Chair Finn joined the meeting)

Brian McFarland, alternate- excused

Oliver Liu, alternate- excused

Jayson Luippold, alternate- present (seated for Ms. Skinner until 7:45pm))

#### Miscellaneous Items:

- Welcoming new Alternate Member, Jayson Luippold

Chairman Curto welcomes Mr. Luippold to the Board as an alternate. This is his first meeting.

- Review and vote for approval of SNHRPC scope of work and estimate for trail mapping.

The Board welcomed the members of the SNHRPC to the meeting then reviewed the proposal. Mr. Morris asked if Ms. von Aulock and Ms. Diionno would be working with the IT Director to make sure that the maps could be uploaded to the town maps as needed. Ms. von Aulock indicated they have worked with the Windham IT Director on other projects in the past. Chairman Curto asked if they were planning on mapping all trails at each location or one trail since many locations have several trails on the properties. The Board stated that all of the locations have several trails. Ms. von Aulock stated that the staff at SNHRPC would be happy to work with staff members at Town Hall or Conservation Commission members. Ms. von Aulock stated that the goal would be to have only one revision once all the input is taken from all interested parties. Mr. Morris stated that it also might make sense to map the Gage lands while the Clyde Pond area is being mapped as well. Ms. von Aulock stated that because the trails are considered transportation, there is a cost savings since it is considered transportation assistance and there is a cost savings to municipalities when being given transportation assistance. The Board is in agreement that the Gage lands is an area that could and should be mapped with the Clyde Pond area.

**A motion was made by Mr. Morris to approve the 7 total maps at \$480 per map. The total would be \$3,360 and the terms and compensation shall not exceed 2 invoices, one at the completion of the first 3 maps and one at the completion of the other 4 maps. Seconded by Ms. Feldberg. Roll call vote: Chairman Curto, Ms. Ferrisi, Mr. Morris, Vice Chair Finn, Ms. Feldberg- yes. Vote 5-0. Motion passes.**

- Michael Wimmer, Troop 266 Eagle Scout proposal for bridge repairs at Fosters

Michael Wimmer addressed the Board. Michael would like to go in and repair the damaged and rotting bridges in the area as part of his scouting project. Michael presented a slide show to the Board with a solution to his repair plan for the bridges. Michael would like to repair the top Board of the bridges and give people more access to the area.

Mr. Morris asked Michael what material he would use to replace the boards with. Michael stated he might use screws instead of nails and plastic material instead of wood. Michael stated there are approximately 7 bridges in this area that can be repaired. Chairman Curto stated that there are areas at Foster's Pond that can become very slippery. Michael stated that one of the bridges is tilted as well.

Mr. Luippold stated that textured decking would also work well to add some resistance to some of the pathways to make them safer. Michael stated that he is willing to do research into what the Board would like for both materials and repairs. The Board is appreciative of plan and look forward to the work being completed.

Michael asked if he would like the Board to see the specifics of his plan once he has taken measurements and done more research regarding materials.

- Updates to Clyde Pond parking area

Chairman Curto stated that Edward E. Hebert and Associates has agreed to do the survey of the area free of charge which is very much appreciated.

Chairman Curto stated that trash has been an issue in this area and he has tried to communicate to users of the property when visiting the sites. Chairman Curto has also discussed this with Ms. Haas in the Recreation Department. The Board discussed an increase of both awareness and use of many of these properties and that it might be important to enforce the policies of not littering in these areas. The Board discussed the need to update some of the by-laws on some of the new properties for the sake of enforcement.

Mr. Derek Monson addressed the Board. Mr. Monson asked if signage was discussed by the Conservation Commission. The Board discussed the color coding system on the trails as a whole and the importance of bringing uniformity to that system.

Mr. Monson stated he would be happy to assist the Board in what their needs might be in mapping the trails. Mr. Morris wished to thank Mr. Gendron and Mr. Zohdi for their contribution to survey the Clyde Pond Area free of charge.

- Parking on Abbott Rd. For boat launch

Chairman Curto stated that parking has been an issue as there is no overflow and cars are parked and blocking traffic in the area.

Mr. Alan Carpenter addressed the Board. Mr. Carpenter stated that he owns property on Abbott Road. Mr. Carpenter stated that when he wrote the email, he was not aware it was on the Board of Selectmen meeting and he is happy to discuss it at that time. Mr. Carpenter stated that Chief Lewis did observe the concerns on the road recently. Mr. Carpenter stated that he wished to thank the Conservation Commission for all their hard work on Clyde Pond.

Mr. Morris stated that Cairnes Construction will be returning to Moeckel Pond on June 8<sup>th</sup>.

**ZBA:**

**Case #11-2020: Parcel 12-A-500**

**Applicant - New Hampshire Catholic Charities**

**Owner – New Hampshire Catholic Charities**

**Location – 21 Searles Road**

**Zoning District - Rural District and Cobbetts Pond & Canobie Lake  
Watershed Protection Overlay District (WPOD)**

Variance relief is requested from **Section(s) 706.4 and 706.8** to allow four signs to be installed. Specifically from **Sec. 706.4 refers to Sec. 706.8:** To allow a building sign to be erected larger than the dimensions of signs permitted and the entrance sign to be erected larger than the dimensions of signs permitted with no front lot line setback and along Searles Road two retaining wall signs larger than the dimensions of signs permitted with no front lot line setback.

Mr. Morris stated that they do not think the sign has any Conservation Commission issues. The Board has no issues with the sign at this time.

**Case #12-2020: Parcel 5-A-1005**

**Applicant – Edward N. Herbert Associates, Inc.**

**Owner – Christopher & Lindsay Baker**

**Location – 5 Chestnut Road**

**Zoning District - Rural District and Wetland and Watershed Prot. District (WWPD)**

Variance relief is requested from **Section(s) 601.3, 702 and App. A-1 and 703**: Specifically from **Sec. 601.3**: To allow 300 sf of an existing tennis court to remain in the WWPD, where within the WWPD such use is not permitted. And from **Sec(s) 702 and App. A-1 and 703** to allow a proposed detached garage that is not a dwelling unit to be located 5' from the side yard setback, where 30' is required.

Mr. Shayne Gendron addressed the Board. Mr. Gendron stated that the applicant has a lot that is about 3 acres and 2 acres of that is encumbered by the WWPD. There is a pool and an existing tennis court on the property as well as a home. Mr. Gendron stated that the applicant will be able to use the current driveway. Mr. Gendron stated that they recently discovered that 300 square feet of the tennis court is in the WWPD and since it already exists and the applicant did not build it, they are seeking relief for the tennis court at this time as well.

The Board has no issues with the plan as presented. Chairman Curto stated the Board has no issues with the presented plan. The Board realizes that the tennis court was pre-existing and they appreciate that the garage was as far away from the wetlands as possible.

**Planning Board:**

**Case 2020-12, Major Final Site Plan (lot 21-U-30)**

**3 Cobbett's Pond Road, Business Commercial A District, WWPD**

SFC Engineering Partnership, Inc. representing Covnett Properties, LLC, is proposing to reconfigure and expand the parking lot at Rockingham Emergency Veterinary Hospital.

A variance was granted on 5-12-20 to allow a 2420 sq. ft. parking lot expansion in the WWPD.

The Board has seen this plan before. Ms. Ferrisi stated that she suggested both grass pavers and native planting; she has yet to find them on the plan but would like to review further. Chairman Curto read a letter from the engineering firm doing the plan explaining the treatment swale. The landowner will not be using any salt. The applicant also mentioned the shallow water table as the reason for why other items could not be incorporated by the applicant. The Board discussed that the plan does have typical storm water controls but other items were not implemented.

Mr. Morris suggested an oil/gas collector that could be put down and replaced every so often to protect the wetland from these chemicals. Mr. Morris appreciates that they have committed to not using any salt in the area. Native plantings were once again mentioned by Ms. Ferrisi. Also, the pavers were also mentioned as something that might also be incorporated. The Board would like to know on #18 what areas will be lawn and what areas will mulch or other plantings.

The Board stated that a few of their suggestions might have been overlooked in the application including the pavers and native plantings along with gas/oil absorption material.

**Intent to cut Applications: 155 Range Road**

169 The Board reviewed the application. Mr. Morris asked Mr. Norman about the WWPD area and he  
170 asked if there was any oversight. Mr. Norman stated that they call the State Forester if they have  
171 any concerns. Mr. Morris asked what happens if the owners of the lot do not get the variance for  
172 the subdivision if they have already cut the trees. Mr. Norman stated that there is nothing that can  
173 be done if the owner has paid their taxes on the lot. The cutting can occur before there is a  
174 variance on the lot.

175  
176 **Meeting Minutes Review and Approve – 5/14/20**

177  
178 **A motion was made by Mr. Morris to approve the May 14<sup>th</sup> draft minutes as amended.**  
179 **Seconded by Ms. Ferrisi. Roll call vote: Chairman Curto, Ms. Ferrisi, Mr. Morris,**  
180 **Vice Chair Finn- yes. Mr. Feldberg abstained. Vote 4-0-1. Motion passes.**

181  
182 **A motion was made by Mr. Morris to adjourn at 9:25pm. Seconded by Ms. Ferrisi. Roll**  
183 **call vote: Chairman Curto, Ms. Ferrisi, Mr. Morris, Vice Chair Finn, Ms. Feldberg-**  
184 **yes. Vote 5-0. Motion passes.**

185  
186 **Respectfully submitted by Anitra Brodeur**

Approved